



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

August 21, 2024

**Project Name**

Bannister Goodwill

**Docket # 6****Request**

CD-CPC-2024-00102  
Development Plan – Non-Residential

**Applicant**

Jim Mosimann  
Stinson LP

**Owner**

Penway Associates VI LC

Location 5000 E Bannister Rd  
Area About 14.6 Acres  
Zoning B2-2  
Council District 5<sup>th</sup>  
County Jackson  
School District Hickman Mills 140

**Surrounding Land Uses**

**North:** industrial uses, zoned UR  
**South:** commercial uses, zoned B2-2  
**East:** interstate, commercial, undeveloped uses, zoned R-7.5, UR  
**West:** industrial uses, zoned UR

**KC Spirit Playbook Alignment**

N/A

**Land Use Plan**

The Hickman Mills Area Plan recommends Commercial future land use for this location.

**Major Street Plan**

E Bannister Road is identified on the City's Major Street Plan as a Thoroughfare.

**APPROVAL PROCESS****PROJECT TIMELINE**

The application for the subject request was filed on 7/12/2024. No Scheduling deviations from 2024 Cycle 8.2 have occurred.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

The subject site is not located within a registered neighborhood or homes association.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 8/12/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

There is one existing 135,515 square foot building on the property with associated parking. The site is accessible from E Bannister Road.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a major amendment to a previously approved development plan to allow a Goodwill facility with associated uses in district B2-2 on about 14.6 acres generally located at 5000 E Bannister Road.

**CONTROLLING + RELATED CASES**

**CD-CPC-2018-00012, 00113 – Ordinance No. 180822** – Rezoning a 15 acre tract of land, generally located at the northwest corner of I-435 and E Bannister Road, from District UR to District B2-2, and approving a development plan to allow for an entertainment and spectator sport facility. *Approved 10/25/2018*

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #6 Approval with Conditions

**PLAN REVIEW**

The proposed development plan is amending the previously approved plan on the site, which established a entertainment and spectator sports use in the existing 135,515 square feet. The proposed uses include office space, which will serve as an adult education center for individuals looking to complete their high school degree. The building will also be used for retail sales with accessory warehouse space for a Goodwill retail outlet center. There are 734 existing parking spaces that will remain.

The site is accessible from E Bannister Road, and there is a proposed pedestrian connection from the existing sidewalk on E Bannister Road to the building entrance.

Most landscaping is existing, with the condition any dead vegetation be replaced per the plan. Existing species include Maple, Honey Locust, juniper, and Maiden Grass.

No major exterior building changes are proposed.

**PLAN ANALYSIS**

*Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)*

*\*indicates adjustment/deviation*

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
Lot and Building Standards (88-120)	Yes	No*	Existing nonconformity per 88-120-05-B. See note below.
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	
Tree Preservation and Protection (88-424)	No	N/A	
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions
Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

\*The applicant is requesting a deviation from **88-120-05-B**, which states “Commercial buildings in B2 districts may not include more than 25,000 square feet of gross floor area on any single floor, except that food stores (groceries) may include up to 45,000 square feet of gross floor area on a single floor.” The previous rezoning and development plan of the property in 2018 rendered the building nonconforming.

**SPECIFIC REVIEW CRITERIA****Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**

The proposed plan is changing the use of the building because the previously approved plan only allowed entertainment and spectator sports. Overall, the plan complies, subject to conditions, with the Zoning and Development Code with the exception of a requested deviation to the lot and building floor area in section 88-120-05-B.

**B. The proposed use must be allowed in the district in which it is located;**

Proposed uses include retail sales and office, which will function as a school for adults to finish their high school and other education. These uses are permitted in B2-2; however, the plan amendment was required because the previously approved development plan only allowed entertainment and spectator sports. The proposed plan has a note to allow all uses permitted in the B2 zoning district to avoid burdensome amendments in the future.

**C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**

Vehicular access is expected to be adequate to the site. There is one ingress/egress off of E Bannister Road.

**D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**

There are existing sidewalks along the property frontage on E Bannister Road. The applicant is proposing a pedestrian connection from the existing sidewalk up to the entrance of the building to improve pedestrian access. There are multiple bus stops along E Bannister Road, which provides opportunities to reach the site by multiple modes.

**E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

Existing utilities are expected to be adequate to serve the site, subject to any conditions from Water Services.

**F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

The building onsite is existing and the exterior will remain the same. The site layout and existing building are consistent with surrounding properties.

**G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

Most landscaping on the site is existing. Staff has placed a condition that any dead or missing plantings be replaced in compliance with 88-425 and the landscape plan.

**H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

All impervious surfaces are existing and are expected to remain. The surrounding area has a variety of large, high intensity, commercial uses and buildings, which include large areas of impervious surface for parking and buildings.

- I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

There are no trees to be removed onsite. Some landscaping may need to be removed or rearranged to accommodate the construction of the pedestrian connection from the sidewalk up to the building on the southern portion of the property.

## ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

## PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn, AICP  
Lead Planner



## Plan Conditions

Report Date: August 15, 2024

Case Number: CD-CPC-2024-00102

Project: Bannister Goodwill

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*Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.*

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan, is healthy, and any dead vegetation is replaced prior to Certificate of Occupancy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The plan shall provide 61 short-term (outdoor) and 11 long-term (indoor) bicycle parking spaces at the time of building permit as required of 88-420-09.
6. At the time of building plan review and permitting, the applicant shall show the proposed pedestrian path on the landscaping plan and move landscaping to avoid obstruction.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

7. Project shall all life and fire safety systems and features modified to the new multi-uses.
8. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

9. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

10. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Patrick Lewis 816-513-0423  
North of River contact - Todd Hawes 816-513-0296
11. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.  
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

12. The Developer shall provide a storm drainage letter with any building plan submittals.

# BANNISTER GOODWILL

## AMENDMENT TO DEVELOPMENT PLAN

### 5000 E BANNISTER RD

### KANSAS CITY, MO

## 8/2/2024

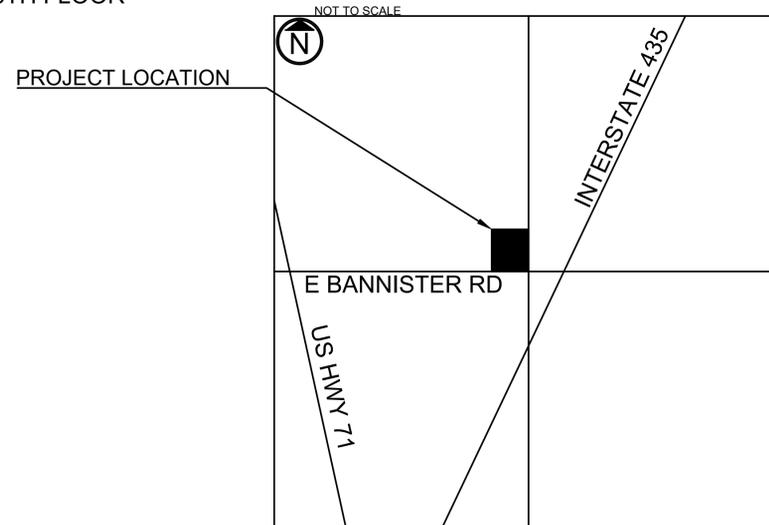
### MUNICIPAL CONTACT LIST

#### CITY PLANNING

GENEVIEVE KOHN  
414 E 12TH STREET  
KANSAS CITY, MO 64106  
GENEVIEVE.KOHN@KCMO.ORG

#### STORMWATER ENGINEERING

DI ZHAO  
414 EAST 12TH STREET, 5TH FLOOR  
KANSAS CITY, MO 64106  
DI.ZHAO@KCMO.ORG



NE QUARTER SECTION S26-T48N-R33W  
KANSAS CITY, JACKSON, MO

### UTILITY CONTACT LIST

#### NATURAL GAS

SPIRE ENERGY  
7500 E 35TH TER.  
KANSAS CITY, MO 64129  
(800) 582-1234

#### ELECTRIC

EVERGY  
1200 MAIN ST.  
KANSAS CITY, MO 64105  
(888) 471-5275

#### WATER

KANSAS CITY WATER SERVICES  
414 E 12TH ST.  
KANSAS CITY MO, 64106  
(816) 513-1313

### SHEET LIST

- C1 SITE AND UTILITY PLAN
- C2 PHOTOMETRIC PLAN
- A1 ELEVATIONS
- L1 LANDSCAPE PLAN

### PROJECT CONTACTS

#### ARCHITECT

DAVID ESKOV ARCHITECT  
21466 W 120TH ST  
OLATHE, KS 66061  
ESKOVARCH@OUTLOOK.COM

#### ENGINEER OF RECORD

AUBRY ENTERPRISES  
JAY D. O'DELL, P.E.  
15105 METCALF AVE UNIT A  
OVERLAND PARK, KS 66223  
JAY.ODELL@AUBRYENTERPRISES.COM

#### DEVELOPER

MOKAN GOODWILL  
800 E 18TH STREET  
KANSAS CITY, MO 64108  
JAY KETTERLING  
JKETTERLING@MOKANGOODWILL.ORG

#### LAND USE ATTORNEY

STINSON LLP  
1201 WALNUT STREET, SUITE 2900  
KANSAS CITY, MO 64106-2150  
JAMES E. MOSIMANN  
JIM.MOSIMANN@STINSON.COM

### APPROVED BY

NAME

DATE



JAY D. O'DELL  
PE-2017019021 8/2/2024

CLIENT

**MOKAN GOODWILL**  
800 E 18TH STREET  
KANSAS CITY, MO 64108

ENGINEERING FIRM OF RECORD

**aubry enterprises.**  
KANSAS OFFICE  
15105 METCALF AVE UNIT A  
OVERLAND PARK, KS 66223

COLORADO OFFICE  
48700 COUNTY RD FF  
AKRON, COLORADO 80720

REV	DESCRIPTION	DATE

**BANNISTER GOODWILL**

**8/2/2024**  
CIVIL IMPROVEMENTS

5000 E BANNISTER RD  
KANSAS CITY, MO  
64132

TITLE



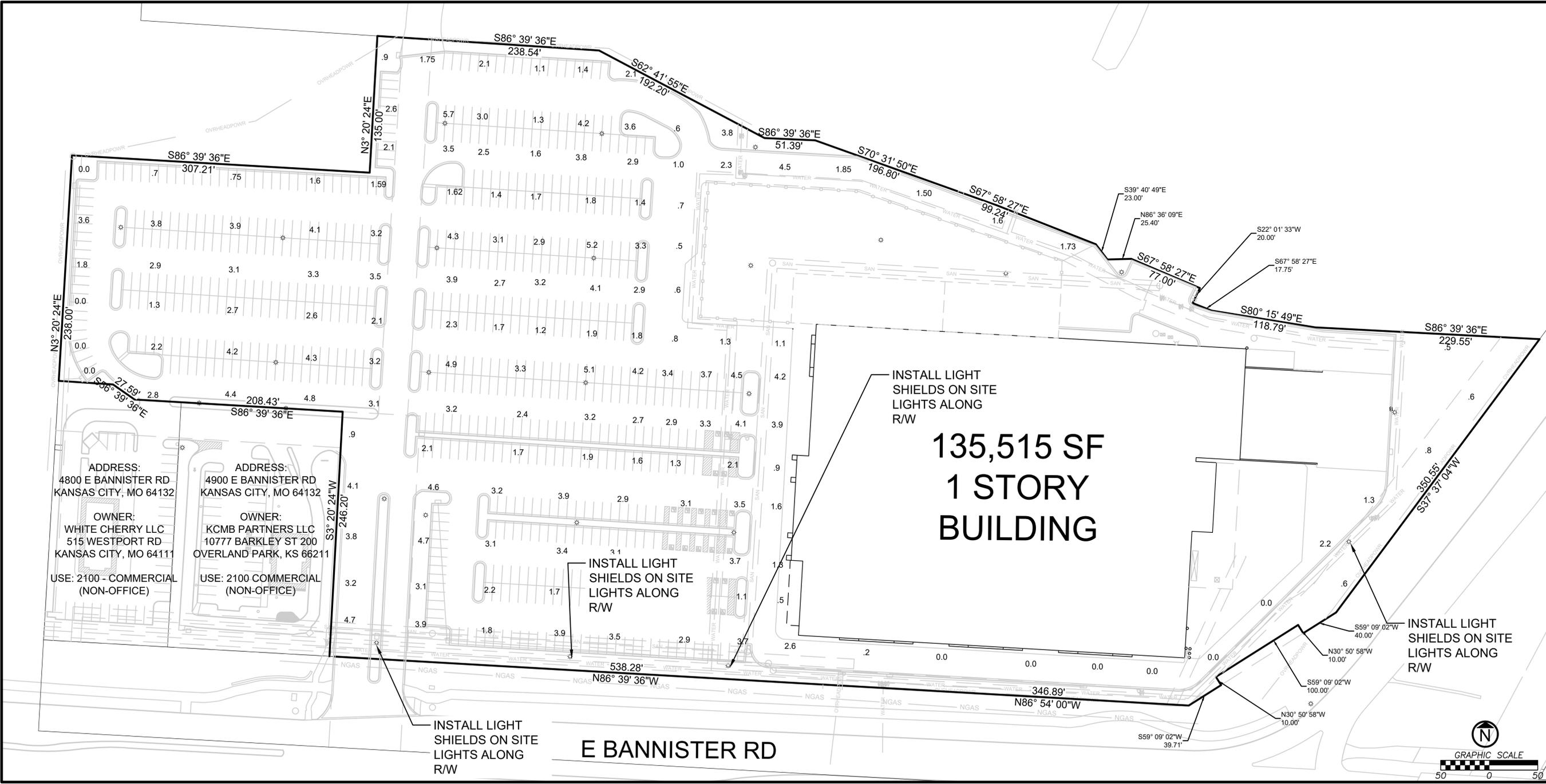
Know what's below.  
Call before you dig.



PHOTOMETRIC PLAN



JAY D. O'DELL  
PE-2017019021 8/2/2024



ADDRESS:  
4800 E BANNISTER RD  
KANSAS CITY, MO 64132

OWNER:  
WHITE CHERRY LLC  
515 WESTPORT RD  
KANSAS CITY, MO 64111

USE: 2100 - COMMERCIAL  
(NON-OFFICE)

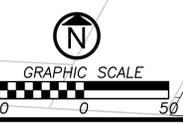
ADDRESS:  
4900 E BANNISTER RD  
KANSAS CITY, MO 64132

OWNER:  
KCMB PARTNERS LLC  
10777 BARKLEY ST 200  
OVERLAND PARK, KS 66211

USE: 2100 COMMERCIAL  
(NON-OFFICE)

135,515 SF  
1 STORY  
BUILDING

E BANNISTER RD



**NOTE**  
PHOTOMETRIC READINGS DONE BY FIELD SURVEY, COMPLETED 06/03/2024. READINGS TAKEN BY DIGITAL LUX METER

**PLANT TRIMMING**  
ALL PLANTS AND TREES SHALL BE TRIMMED TO A HEIGHT TO NOT INTERFERE WITH LIGHTING OF THE AREA.

CLIENT  
**MOKAN GOODWILL**  
800 E 18TH STREET  
KANSAS CITY, MO 64108

ENGINEERING FIRM OF RECORD  
**aubry enterprises.**  
KANSAS OFFICE  
15105 METCALF AVE UNIT A  
OVERLAND PARK, KS 66223

COLORADO OFFICE  
48700 COUNTY RD FF  
AKRON, COLORADO 80720

REV	DESCRIPTION	DATE

**BANNISTER GOODWILL**

8/2/2024  
**CIVIL IMPROVEMENTS**

5000 E BANNISTER RD  
KANSAS CITY, MO  
64132

**PHOTOMETRIC PLAN C2**

SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



JAY D. O'DELL  
PE-2017019021 8/2/2024

CLIENT  
**MOKAN  
GOODWILL**  
800 E 18TH STREET  
KANSAS CITY, MO 64108

ENGINEERING FIRM OF RECORD  
**aubry  
enterprises.**  
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OVERLAND PARK, KS 66223  
COLORADO OFFICE  
48700 COUNTY RD FF  
AKRON, COLORADO 80720

REV	DESCRIPTION	DATE

**BANNISTER  
GOODWILL**

**8/2/2024**

CIVIL  
IMPROVEMENTS

5000 E BANNISTER RD  
KANSAS CITY, MO  
64132

**ELEVATIONS**

REVIEWED FOR CODE COMPLIANCE

City Planning & Development  
 Development Services  
 City of Kansas City, Missouri

*Greg Franzen*  
 Greg Franzen, P.E., M.C.P.

Building Official

Date: 07/08/2019 By: apemell30

85 Seagreen Juniper  
 85 Morning Light Maiden Grass  
 80 Dwarf Winged Euonymus

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 80 Dwarf Winged Euonymus

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 80 Dwarf Winged Euonymus

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
(Circle with cross)	20	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
(Hexagon)	10	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
(Circle with cross)	85	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.

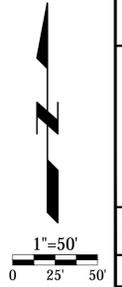
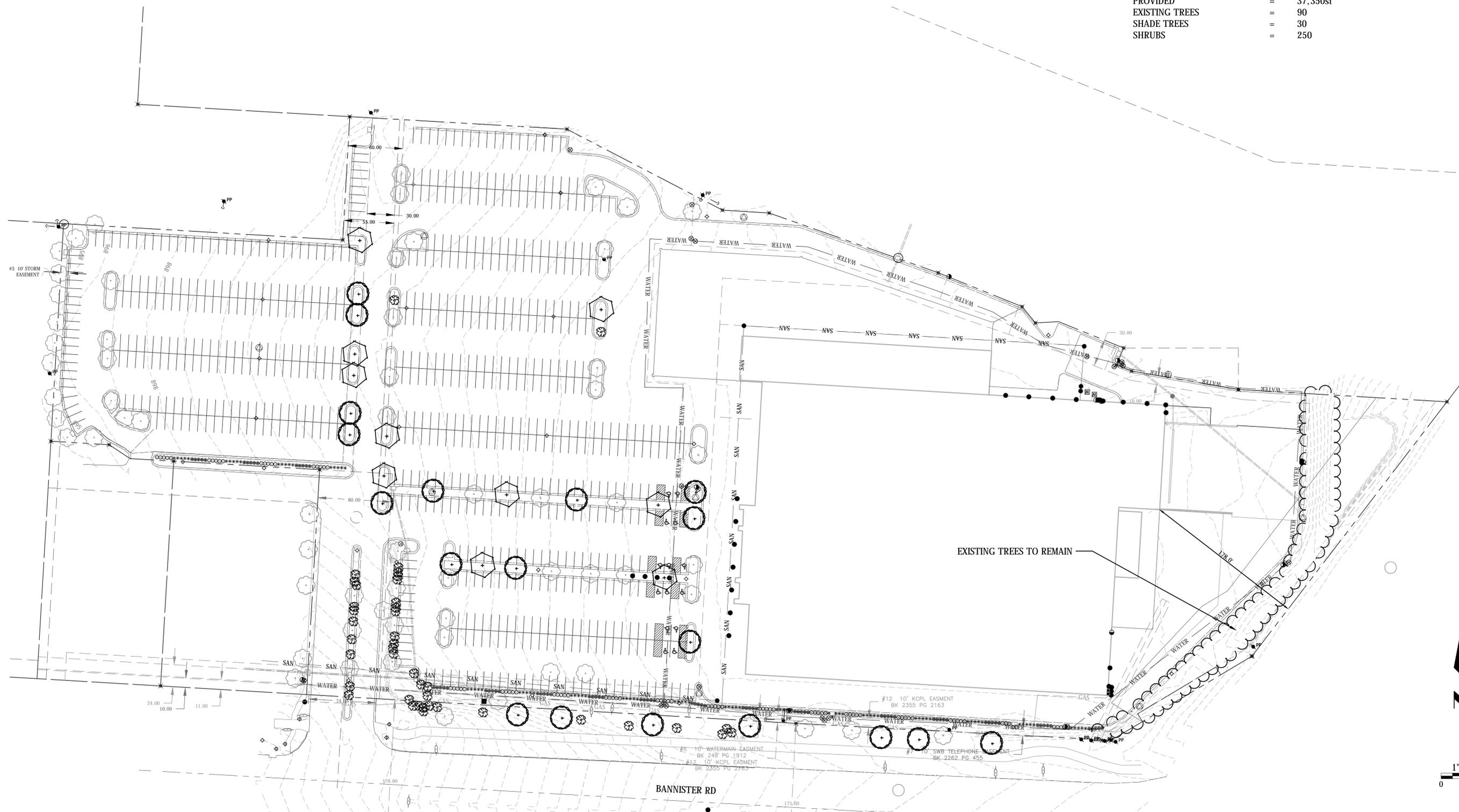
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
(Star)	85	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
(Circle with cross)	80	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	3 1/2'o.c.

LANDSCAPE DATA:  
 BANNISTER 885.00'  
 REQUIRED  
 STREET TREES 1/30' = 30

PROVIDED  
 EXISTING TREES = 23  
 STREET TREES = 7

LANDSCAPE DATA:  
 REQUIRED INTERIOR 670 PARKING STALLS  
 35sf LANDSCAPE AREA/STALL = 23,450sf  
 1 TREE / 5 STALLS = 74  
 1 SHRUB / STALLS = 670

PROVIDED  
 EXISTING TREES = 37,350sf  
 = 90  
 SHADE TREES = 30  
 SHRUBS = 250



PEFFERKORN  
 ENGINEERING &  
 ENVIRONMENTAL  
 122 N. Water Street, Ste B  
 Olathe, Kansas 66061  
 PH. 913-490-3967  
 FX. 913-426-9138  
 www.p-e2.com

ELITE SPORT  
 KANSAS CITY, MISSOURI

LANDSCAPE PLAN

DATE	10/11/19
PROJECT	ELITE SPORT
DESIGNER	[Signature]
CHECKER	[Signature]
DATE	10/11/19
PROJECT	ELITE SPORT
DESIGNER	[Signature]
CHECKER	[Signature]

L1

## Public Meeting Notice

Please join Aubry Enterprises, Stinson LLP, and Goodwill of Western Missouri and Eastern Kansas for a meeting about the Goodwill-Bannister development plan amendment, case number, CD-CPC-2024-00102, proposed for the following address: 5000 E Bannister Road, Kansas City, MO, 64137.

Meeting Date: August 12, 2024

Meeting Time: 6:00 p.m.

Meeting Location: Virtual

Microsoft Teams- Meeting ID: 247 067 646 977 Passcode: y5U6QA

Dial in by phone- +1 872-242-9833,,506020529# United States, Chicago

Phone conference ID: 506 020 529#

**Project Description:** Goodwill of Western Missouri and Eastern Kansas is proposing to take over the existing 135,515 sf Homefield building to convert it into a new multi-use building. Goodwill would relocate their retail outlet center, using approximately 20,000 sf. About 25,000 sf would be for a new Adult High School (the Excel Center of Kansas City) for educating individuals 21 and older. The remainder of the building would be for storage/processing space supporting both the retail outlet and high school.

If you have any questions, please contact:

Name: Jay O'Dell

Phone: 913-349-8349

Email: [jay.odell@aubryenterprises.com](mailto:jay.odell@aubryenterprises.com)

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement).



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,

Jay O'Dell, PE

A handwritten signature in blue ink, appearing to read "Jay O'Dell". The signature is fluid and cursive, written over a white background.





# CITY PLANNING & DEVELOPMENT

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## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):